



COUNTY OF PLACER PLANNING COMMISSION

AGENDA DATE

February 25, 2010

**OFFICE OF
Planning Department**
3091 County Center Drive Suite 140
AUBURN, CALIFORNIA 95603
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Meeting will be held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell Road and Richardson Drive, Auburn CA 95603

Materials related to an item on this Agenda that are submitted to the Planning Commission Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 3091 County Center Drive, Auburn CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodation, including auxiliary aids or services, please contact the Planning Department at (530) 745-3000. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

NOTE: APPLICANT OR AN AUTHORIZED REPRESENTATIVE SHOULD BE PRESENT IN ORDER TO PRESENT INFORMATION AND/OR TESTIMONY RELATIVE TO THE APPLICATION (S). THE PLANNING COMMISSION MAY TAKE WHATEVER ACTION THEY DEEM APPROPRIATE, WHETHER OR NOT THE APPLICANT OR AN AUTHORIZED REPRESENTATIVE IS PRESENT.)

10:00 am FLAG SALUTE

ROLL CALL: Gerry Brentnall (Chairman), Richard Johnson (Vice Chairman), Harry Crabb (Secretary), Jeffrey Moss, Minor Gray, Larry Sevison and Ken Denio

REPORT FROM THE PLANNING DIRECTOR - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

PUBLIC COMMENT - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

1) 10:05 am DRAFT ENVIRONMENTAL IMPACT REPORT (PEIR 20080235)

**BOHEMIA RETAIL PROJECT
SUPERVISORIAL DISTRICT 3 (HOLMES)**

Provide an opportunity for public to comment on the Draft EIR for Bohemia Retail Project. The Draft EIR public review period is from 1/19/10 to 3/4/10. The project proposes a new, 155,000 square-foot retail building to be constructed on the site of the former Bohemia Lumber Company in the North Auburn area. The project site is 18.6 acres in size and would be developed with a single structure, associated parking lot, landscaping and a fueling station. Primary access to the site from Highway 49 would exist at Hulbert Way, just north of Luther Road. A secondary access is proposed at Canal Street, which forms the property's east boundary. The Draft EIR analyzes a single big-box retailer as well as two alternative uses of the site. The Planning Commission will consider the project entitlements and certification of a Final Environmental Impact Report at a later date.

Project Location: The project is located approximately 2.3 miles north of downtown Auburn, just east of State Route 49 and The Plaza retail-center and north of Luther Road in the Auburn area.

APN: 052-102-012, 052-102-013, 052-102-017, 052-102-053

Total Acreage: 18.6 acres

Zoning: CPD-Dc (Commercial Planned Development combining Design Scenic Corridor)

Community Plan Area: Auburn/Bowman Community Plan

Mac Area: North Auburn Mac

Owner/Applicant: Bohemia Properties LLC

County Staff:

Planning: Gerry Haas (530) 745-3084

Engineering and Surveying: Sarah Gillmore (530) 745-3110

Environmental Health: Jill Kearny (530) 745-2300